



State of Utah

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Director

ADDENDUM #1

Date: June 29, 2007

To: Lynn Hinrichs, Project Manager, DFCM

Reference: Department of Health
Unified State Lab
DFCM Project No. 07042390

Subject: **Addendum No. 1**

Pages	Addendum	3	page
	<u>Revised Project Schedule</u>	<u>1</u>	<u>page</u>
	Total	4	pages

Note: This Addendum shall be included as part of the Contract Documents. Items in this Addendum apply to all drawings and specification sections whether referenced or not involving the portion of the work added, deleted, modified, or otherwise addressed in the Addendum. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

1.1 SCHEDULE CHANGES – There are changes to the Project Schedule. Please see the attached Revised Project Schedule dated June 29, 2007.

1. As indicated by the attendees to the mandatory pre-proposal meeting, there appears to be insufficient numbers to require a short listing of teams. Therefore, in lieu of the short-listing the **interviews will be moved to Wednesday, July 18, 2007.** Location will be indicated by letter to each team. **Announcement is intended to be Thursday, July 19, 2007.**

1.2 GENERAL – QUESTIONS

2. A question was asked regarding the requested substantial completion date of the project of March 1, 2009 and whether this date included commissioning services. Following the pre-proposal meeting additional consideration was given and it was determined that typical commissioning services for a facility of this type and size is of significant duration, and that some of the commissioning could be performed prior to balancing, while much of it would be performed during balancing and following that activity. Although the commissioning service is an owner provided function, this activity should be included in the construction schedule, and we recognize that the addition of this activity may add time beyond the originally requested substantial completion date.

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3. A question was asked regarding the level of detail required in the masterplanning of the entire facility at the site. Following the pre-proposal meeting, it was determined that there are discrepancies between the summary space requirements and the detailed space requirements in the program. Specifically, it is not clear which modules contain what shared and support space for the overall facility. In order to provide a meaningful masterplan, it is anticipated that the program verification phase will clarify this aspect of the program. Additionally, DFCM will consider a overall concept plan and scheme for the benefit of the overall facility and the successful addition of the following modules.
4. A question was asked regarding the construction access to the site. We are presently discussing this and other site related questions with UDOT. The current thought is that the existing north entrance from 2700 West will double as the construction access and employee access. The sandy area to the east of the parking will serve as a construction yard for the project.
5. A question was asked regarding the possibility of wetland issues on the proposed site. We have solicited the help of the UDOT wetlands specialist to evaluate the possibility of wetlands on the site. We do not have their conclusion at this time. It is our opinion that if wetlands exist, the suspect area can be avoided in the design and construction of this project.
6. A question was asked regarding the Furniture, Fixture & Equipment Budget (FF&E). This budget includes the following:
 - Office/Admin/Amenity/Training/Conf Rooms: \$494,714
 - Audio/Video Technology: \$371,035
 - Computers: \$123,678
 - New Lab Equipment: \$865,749

The total budget of \$1,855,177 is not part of the stated construction FLCC of \$24,735,691.

7. A question was asked concerning the running track. UDOT has expressed their interest in maintaining the track. Apparently, it is a specific length, which they seek to maintain. We anticipate that since it follows the perimeter of the property, that ultimately it can be accommodated, however; it will likely be cut short or put out of commission by the construction traffic for a period of time.
8. A question was asked regarding the potential for security background checks for the workers on site. It was determined that this will not be required on this project.
9. **Submitted Question:** Contradiction appears to exist within the published program related to both schedule and composition of Modules 2 & 3. Module 2 in the Executive Summary (0.3) states CBE (Capital Budget Estimate) will be requested in August 2008 while in the Programming Procedure section 1.1 cites CBE request of August 2007. Module 3 in the Exec Summary cites CBE request of August 2007 while the Programming Plan call for August 2008.

The Module 2 & 3 Specifics and accompanying Tables 2 & 3 in section 1.1 are in conflict with each other related to Dept of Agriculture, Dept. of Public Safety, and Forensic Lab.

What are the correct dates and compositions of Modules 2 & 3? Will the selected design consultant be required to review, revise, and correct the deficiencies contained in the current program as part of their scope of work?

Answer: In the pre-proposal meeting, we discussed the timing of the remaining modules, how the program schedule is subject to approval by the legislature for future development requests, and that there will likely be a subsequent selection for the A/E & contractor for future modules. In short, the additional modules are solely dependent on additional funding approval from the legislature in future sessions and the request of the same by the using agency. I did mention that the Dept. of Agriculture was seeking to have their space requested in the next legislative session, without the other elements of module 2 from the program. This may or may not be funded. Item 3 above indicates that we have discovered the discrepancies that you indicate and that the program verification scope of work will include the resolution of those issues.

- 10. Submitted Question:** In section 2.4 of the program, Site Analysis - Secure Perimeter - DOD Setback Requirements, Unified Facilities Criteria (UFC) are addressed. US Government UFC is required as stated in its own narrative to: "Military Departments, the Defense Agencies, and DOD Field Activities in accordance with USD (AT&L) memorandum dated 29 May 2002." This long list of specs includes criteria for DOD anti-terrorism and force protection for buildings and site. Refer to http://65.204.17.188/report/doc_ufc.html for listing of requirements and specs. Full compliance with UFC criteria (MIL-STD-3007) would exceed approved budgets for this project.

Since this is a state owned and operated facility, do DOD UFC criteria really apply or just selected criteria? If only selected criteria, which ones? Have these specs been taken into account when budgets were established and funding approved?

Answer: Concerning DOD security requirements, all we plan to follow for the Unified Lab project are the required "set-backs" from roads and parking structures as noted in section 2.4 of the programming document.

- 11.** Additional language to be added to the CM/GC Agreement, Article 3, 3.1: The proposed GMP must be less than or equal to the FLCC and must include a reasonable contingency. By executing this Agreement, the CM represents its expert opinion that the requirements of the Project can be met within the FLCC.

End of Addendum #1



**PROJECT SCHEDULE – REVISED
PER ADDENDUM NO. 1 ISSUED JUNE 29, 2007**

PROJECT NAME:	UNIFIED STATE LAB		DESIGN – CM/GC	
	DEPARTMENT OF HEALTH – SALT LAKE CITY, UTAH			
DFCM PROJECT NO.	07042390			
Event	Day	Date	Time	Place
Request for Proposals Available	Thursday	June 14, 2007	9:00 AM	DFCM 4110 State Office Bldg Salt Lake City, UT and DFCM web site*
Mandatory Pre-Proposal Site Meeting	Tuesday	June 26, 2007	10:00 AM	UHP Large Conference Room Rampton Building 4501 South 2700 West Salt Lake City, UT
Last Day to Submit Questions	Thursday	July 5, 2007	4:00 PM	Lynn Hinrichs – DFCM 4110 State Office Bldg, Salt Lake City, UT
Cost Proposals, Management Plans, References, Statements of Qualifications, and Termination/Debarment Certifications Due	Wednesday	July 11, 2007	12:00 NOON	Wasatch Building Utah State Fairpark Approx 155 North 1000 West Salt Lake City, UT **
Interviews	Wednesday	July 18, 2007		To be determined
Announcement	Thursday	July 19, 2007		DFCM web site *
Requested Substantial Completion Date	Sunday	March 1, 2009		

* **DFCM's web site address is <http://dfcm.utah.gov>**

** Due to the ongoing construction on Capitol Hill and the anticipated shortage of parking during 2007, all submittals will be received at the Wasatch Building at the Utah State Fairpark. Refer to map on the DFCM web site for directions http://dfcm.utah.gov/downloads/fairpark_map.pdf)